

Banbury Village

Revised Architectural Guidelines

Revised May 27, 2004

Design Intent: The architectural intent of Banbury Village is to provide a commercial and office park in which the buildings are harmonious with each other, and are not incompatible with the nearby residential, church and fire station buildings in materials and scale. The architectural guidelines strive to encourage good design, preserve property values and foster owner pride within the park. The following styles are considered consistent with the Architectural Guidelines for Banbury Village:

- Colonial
- Georgian
- Neo-classical
- Victorian
- Transitional

Contemporary interpretations of these architectural styles are acceptable, if based on the scale and proportions of the style and if compatible with other buildings within the village.

Architectural Review Committee: The owner shall establish an Architectural Review Committee (ARC), which shall carry out and enforce the architectural guidelines. The ARC shall review architectural drawings for each building in Banbury Village and shall have the sole discretion to approve and reject specific building designs. The ARC shall also have the right to establish additional specific architectural requirements that amplify but are not inconsistent with these guidelines. The ARC shall include the Owner, an architectural consultant and, if selected by the Owner, other members of the Banbury Village Property Owner's Association.

Architectural Design Guidelines: Buildings in Banbury Village shall have varied roof lines, wall articulations, window placements and other features to reduce the mass and unbroken building lines that may occur in certain standard commercial building designs. In addition, the ARC shall evaluate proposed designs based on the following guiding principles:

- 1) The application of architectural elements and design principles that are consistent with the proposed architectural styles. This shall include:
 - The proper scale, proportion and relationship of building forms.
 - The appropriate scale and rhythm of fenestration.
 - The proper scale, proportion and detailing of architectural elements, including building lighting and signage.
 - The appropriate and consistent application of building materials, including color schemes for trim work, signage and attachments such as canopies and awnings.
- 2) The incorporation of architectural features such as dormers, gables, chimneys, etc. to reduce the amount of unbroken roof surfaces.
- 3) The use of an integrated landscape scheme to both enhance prominent building features and to assist in further defining articulated building massing.

Exterior Materials: Siding shall be brick, stone, wood siding, ~~wood shingles~~ or stucco. Manufactured materials that simulate these sidings, such as vinyl, split-faced CMU, EIFS (Dryvit) and PVC (solid plastic), are acceptable if approved by the ARC. Siding materials shall be predominantly brick, stone or wood siding (or materials which simulate these sidings), with other materials used as accents, banding or other architectural treatments where appropriate for the architectural style. Metal siding and exposed concrete block shall not be used. ~~where visible to view.~~ Sloped roofing materials shall be architectural grade asphalt/fiberglass shingles, standing seam metal, slate or simulated slate. Other siding and roofing materials may be approved, if they are determined by the ARC to be compatible with the intent of the guidelines and the other buildings in Banbury Village, and they are indistinguishable in exterior appearance from the approved materials.

Building Façades: Building façade materials and architectural treatment shall be consistent on all sides of buildings, including rear elevations.

Mechanical Screening: All mechanical equipment shall be screened from view with architectural elements, fencing or landscaping.

Building Areas and Heights: Buildings shall conform to the following requirements:

Section	Maximum Building Ground Floor Area	Maximum Building Height	Minimum Roof Pitch	Other Requirements
Village A	15,000 SF	50 feet	<ul style="list-style-type: none"> Sloped Roof 6:12 Flat Roof acceptable with parapet walls on all visible sides 	Any buildings greater than 10,000 SF in ground floor area must be articulated to achieve smaller scale in appearance.
Village B	10,000 SF	40 feet	<ul style="list-style-type: none"> Sloped Roof 6:12 Flat Roof acceptable with parapet walls on all sides 	
Village C	5,000 SF	40 feet	<ul style="list-style-type: none"> Sloped Roof 6:12 No Flat Roofs 	

Representative Building Elevations & Images: The attached sketches show buildings that are representative of these Architectural Guidelines, as well as notations of the types of architectural elements and scale that are consistent with the Guidelines. The photographs of existing buildings also show buildings that are generally consistent with the Guidelines.